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Former Five Points Outlying Field (OLF) Neighborhood Meeting

October 30, 2002

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Agenda

- Expectations for tonight's meeting
- Site history and ordnance
- Activities since last year
- Results of new activities
- Soil sampling strategy
- Ordnance investigation

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Expectations for Tonight's Meeting

- Discuss FUDS environmental investigations:
  - Soil sampling for potential chemical contamination
  - Engineering Evaluation/Cost Analysis (EE/CA) for ordnance and explosives hazards

- Will not discuss:
  - Real estate valuations
  - Seller's disclosure obligations
  - Lawsuits

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Five Points OLF History & Chronology

- 1940 Navy acquired site (162 acres)
- ~1943 use changed from practice landing strip to practice bombing target
- Fall 1954 Army conducted ordnance surface clearance action
- July 1956 GSA conveyed property to private owners, when it was used for agriculture until…
- Early 1980s – Twin Parks Estates built
- Mid 1990s – South Ridge Hills developed.

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Project locator map of arlington

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Types of Ordnance Used at Five Points OLF

- M-47 Chemical Bombs (probably practice type, filled with water, or maybe real with white phosphorus)
- MK 23 practice bombs (shotgun shell with black powder)
- M38A2 practice bombs (filled with sand, rust, water, with black powder “spotting” charge)

Examples of MK-23 Practice Bombs taken from Five Points OLF during early 1970s.

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Photos showing hollow interior of MK-23 Practice Bombs.

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Activities Since Last Year

- Completed Archives Search Report (ASR).
- Held Technical Project Planning (TPP) Workshop. (list of invitees)
- Interviewed various parties, including the former Major Dallas Lynch
- Acquired $1M funding for immediate actions.
- Completed Sampling and Analysis Plan (SAP) for soils.
- Completed first draft of the Engineering Evaluation /Cost Analysis (EE/CA) Report.

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Activities Since Last Year

- Developed project mailing list
- Mailed project fact sheet to 250+ people
- Established web site
- Established Information Repository at Arlington Public Library

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Results of New Activities

- Risk Assessment Code (RAC) score elevated from "2" to "1" (resulted in funding).
- Developed project close-out statement
- Clearance certificates refer to a single site (Five Points)
- Runways were paved with asphalt.
- M47 chemical bombs were likely practice.
- Evidence of live ordnance as late as 1970s.
- List of "contaminants of concern".
- Sampling Plan.

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Technical Project Planning Site Closeout Statement

"Substantially reduce safety hazards from ordnance and also health risks from potential DoD environmental contamination so that the Former Five Points Outlying Field community feels and is safe living in the neighborhood."

- Technical Project Planning Team

(Corps, TCEQ, USEPA, Tarrant County Health Dept., Arlington Police & Fire Depts., residents' attorney, KBHome)

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Contaminants of Concern from DoD Activities

- Metals (from bodies of MK 23 practice bombs).
  - Lead
  - Zinc
- Explosives (from ordnance).
  - TNT
  - Tetryl
  - Degradation products (DNT, etc.).
- White Phosphorus (from M47 chemical bombs).

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Substances Not of Concern from DoD Activities

- Herbicides (asphalt runways)
- Fuels (no fueling operations)
- PCBs (no power)
- Solvents (no maintenance activities)
- Pesticides (no structures)
- Other (no causative activities)

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Soil Sampling Strategy

- Examine areas most likely to be contaminated
  - Central target area (~17.5 acres)
  - Historical drainage areas
  - Top two feet of soil (disturbed site)
- Examine additional areas of concern.
  - Selected lots with “health issues”
  - Soil at six feet in depth

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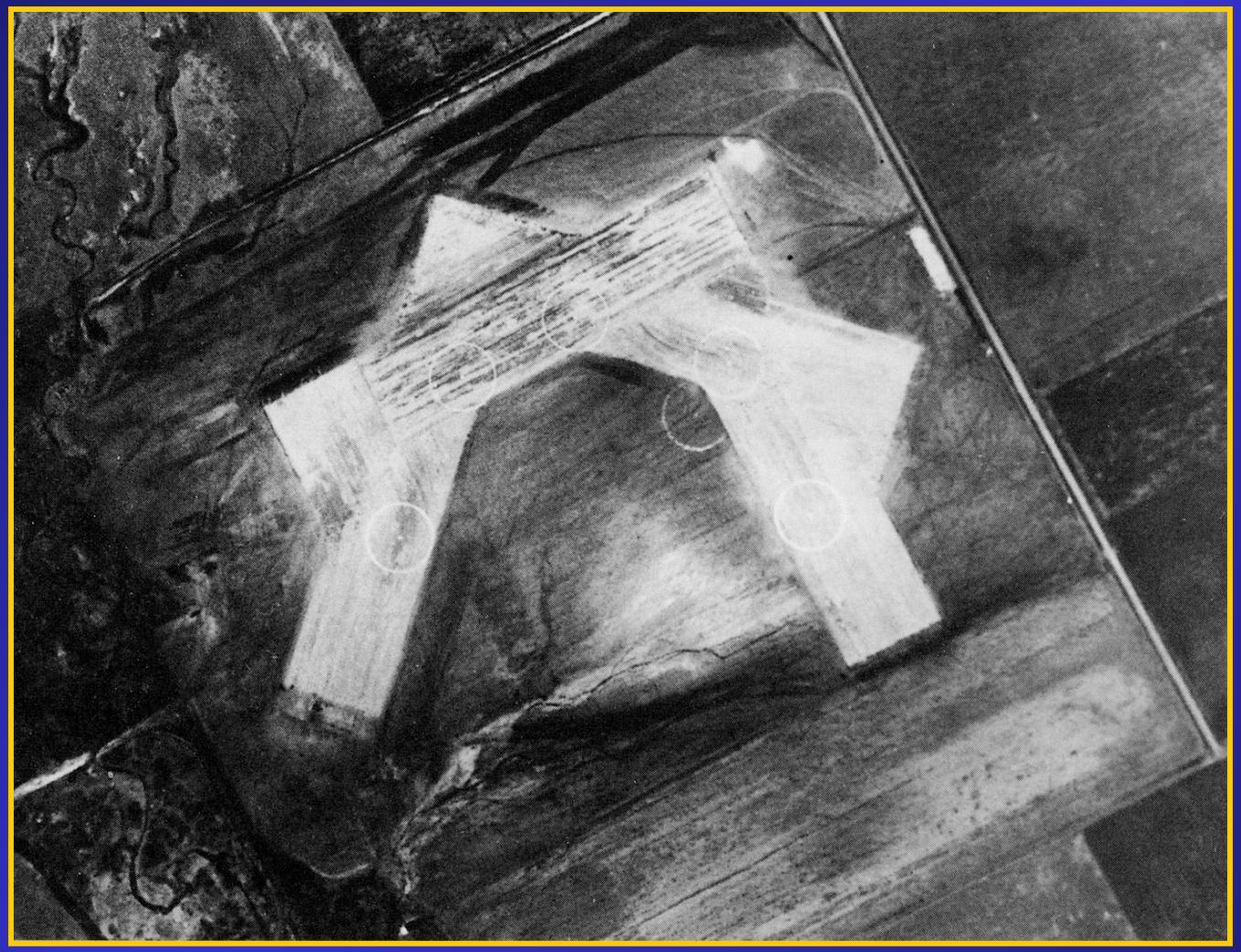
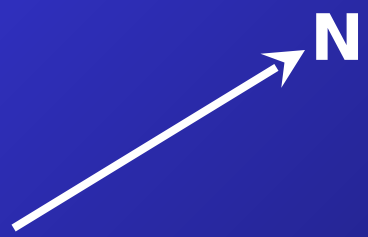
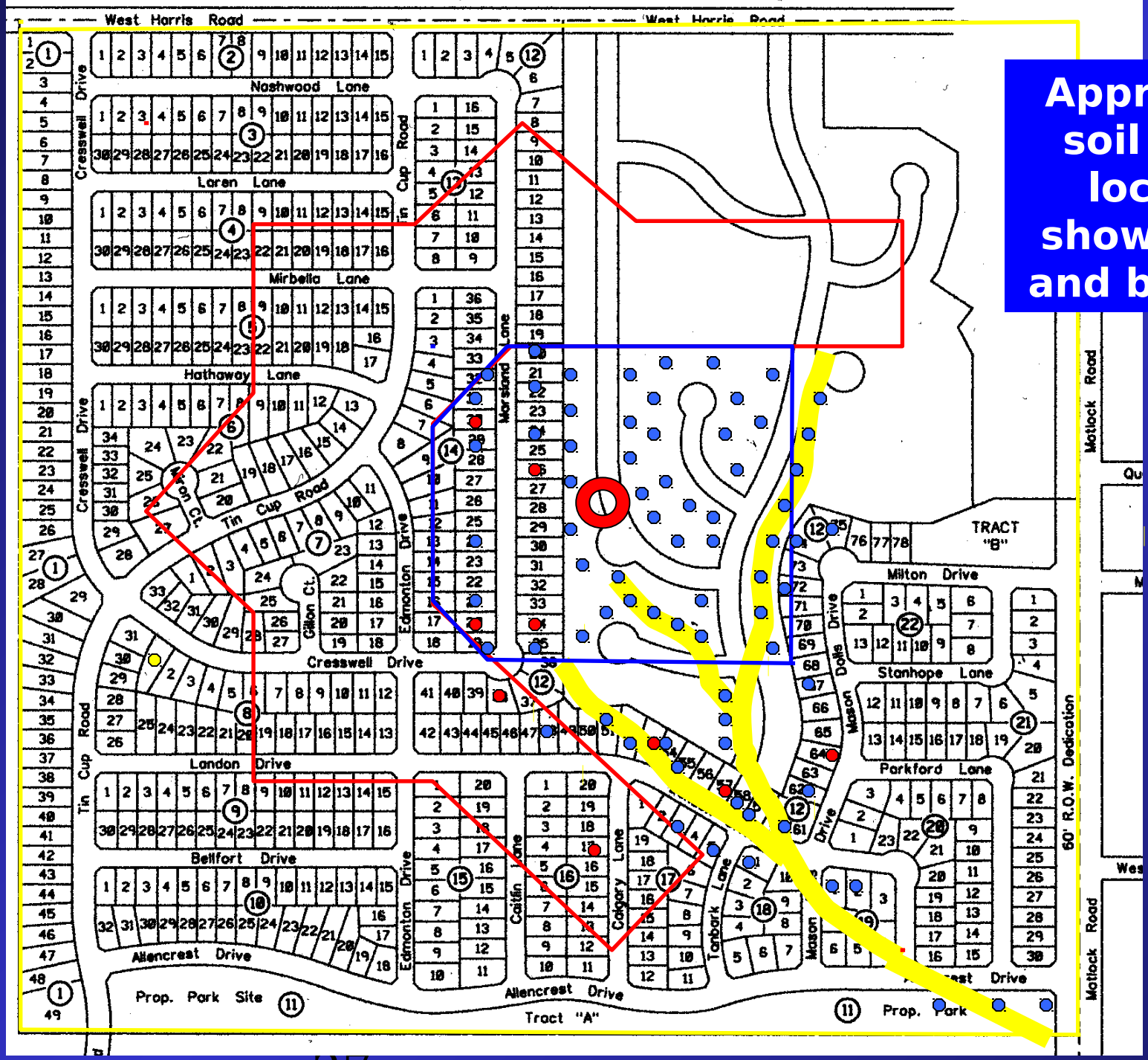
Five Points OLF in 1943







Approximate soil sample locations shown as red and blue dots.

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Field Sampling Activities

- 117 Sampling locations
  - 117 soil samples at 0” – 24” (top two feet)
  - 9 soil samples at 60” – 72” (5 – 6 feet)
  - 126 Total soil samples
- 468 Chemical tests (4 tests x 126 samples)
  - Lead
  - Zinc
  - Explosives
  - White Phosphorus

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Examples of Hydraulic Sampling Equipment

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Soil Testing Results

- Lead and Zinc will be compared to State “average” levels
- Explosives and white phosphorus will be evaluated by a presence/absence test
- Any deviations will result in additional sampling

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Expectations for Tonight's Meeting

- Discuss FUDS environmental investigations:
  - Soil sampling for potential chemical contamination
  - Engineering Evaluation/Cost Analysis (EE/CA) for ordnance and explosives hazards

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Engineering Evaluation/ Cost Analysis (EE/CA)

Purpose:

- Evaluate ordnance hazards
- Perform risk evaluation of hazards
- Perform institutional analysis
- Identify and evaluate potential response actions to reduce risks from ordnance
- Recommend one or more response actions

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Preliminary Draft EE/CA

- Preliminary draft still under internal review
- Final draft expected early 2003
- Final draft will be available for public review and comment

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Preliminary Draft EE/CA

Response Action Alternatives:

- 1 - No action
- 2 - Institutional controls (legal, engineering, educational)
- 3 - Removal of surface ordnance + institutional controls
- 4 - Removal of surface and subsurface ordnance + institutional controls

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Preliminary Draft EE/CA

Recommendation : Alternative 4 – Removal of surface and subsurface ordnance + institutional controls

Cost: ~ $600K

Cleanup Schedule: Start 2003 ($500K funds in budget)

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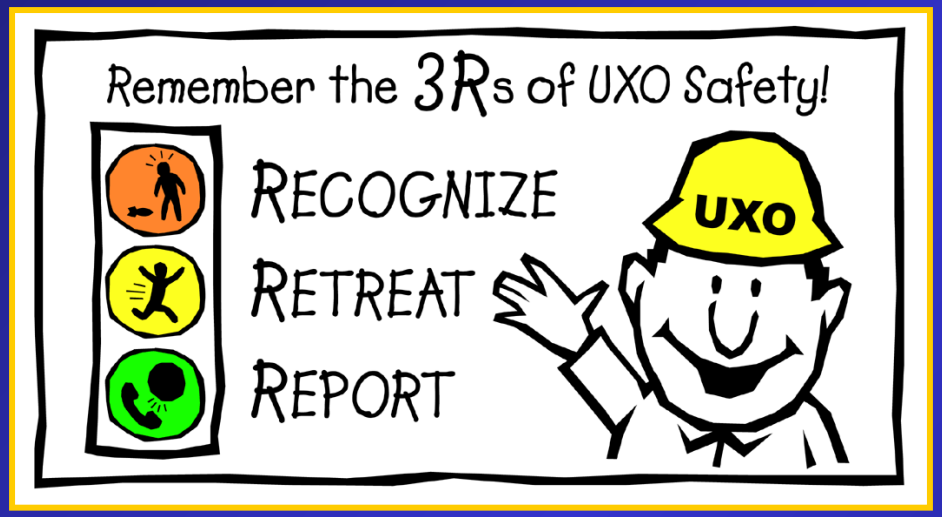
Ordnance Safety



- DO NOT TOUCH!
  DO NOT MOVE!
- Note/record location
- Call 911 or local law enforcement

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Questions?